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|  | Planning and Zoning Commission STAFF REPORT | AGENDA # _____ |
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TO: CASA GRANDE PLANNING AND ZONING COMMISSION
FROM: James Gagliardi, City Planner
MEETING DATE: July 1, 2014

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| REQUEST |
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Request by Jesse Macias of PM Design Group for the following land use approvals on 4.5 acres of land on the north side of E Florence Blvd, westerly of junction of Camino Mercado and Florence Blvd (APN 505-23-001R):

1. **DSA-14-00026: Zone Change** request from UR (Urban Ranch) to B-2 (General Business).
2. **DSA-14-00094: Conditional Use Permit** request to allow a convenience store with more than four gas pumps and an auto wash within a proposed B-2 zone district.
3. **DSA-14-00028: Major Site Plan** for the development of a 4,650 sq. ft. convenience store with a 3,600 sq. ft. fuel canopy, and a 1,064 sq. ft. car wash.
4. **DSA-14-00027: Preliminary Plat** request to create a single lot (approximately 255 ft. X 642 ft. in size) denoting two phases of development. The plat proposes dedication of additional Right of Way for E Florence Blvd and a northerly extension of Camino Mercado.

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|------------------------|
| APPLICANT/OWNER |
|------------------------|

Jesse Macias, PM Design Group
1425 N 1st St
Phoenix, AZ 85004
P: 602-457-5757
Email: jmacias@pmdginc.com

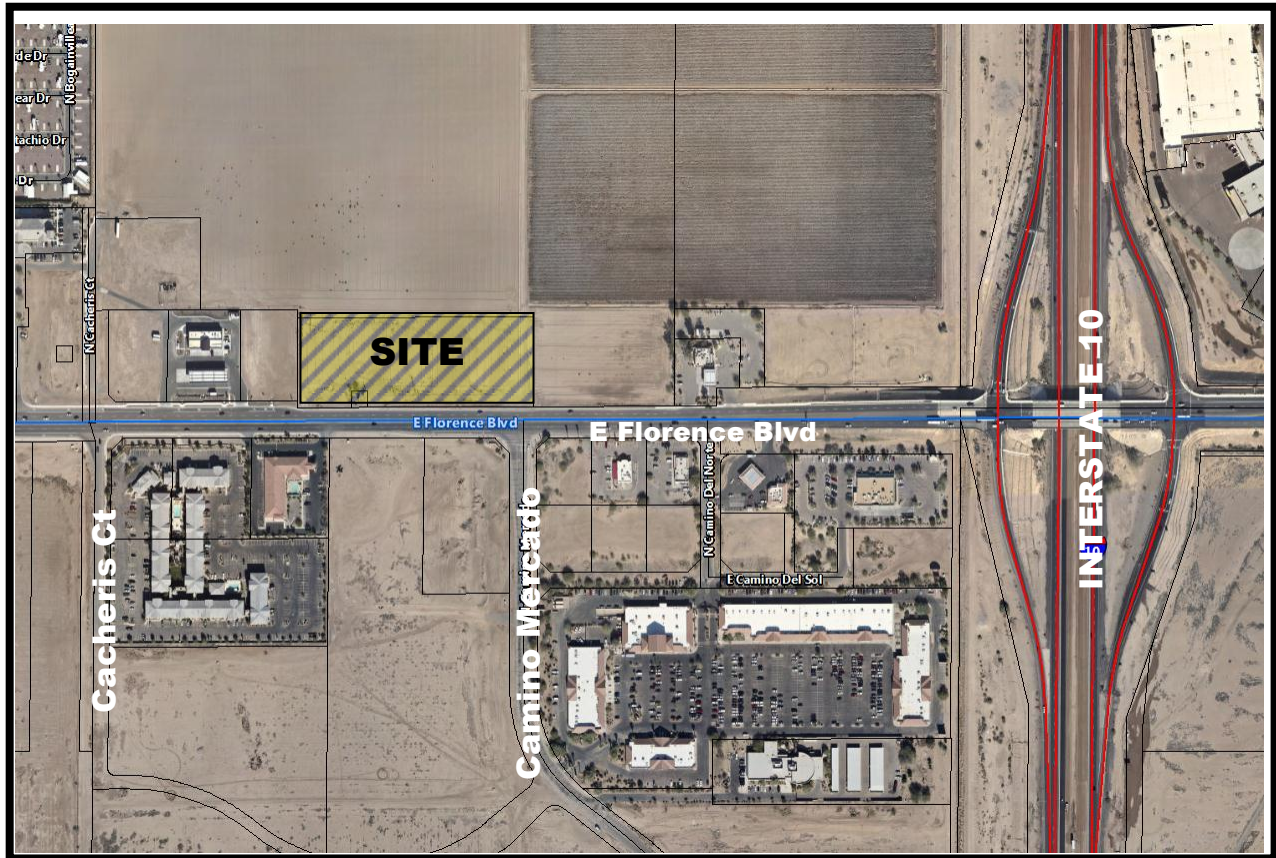
Patrick Peppelaar,
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1 Valero Way Building D Suite 200
San Antonio, TX 78249
P: 303-373-6029
Patrick.peppelaar@cstbrands.com

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| HISTORY |
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October 2, 1989: The site was annexed with the passage of Ordinance No. 1178.18 and zoned UR with the annexation.

PROJECT DESCRIPTION

SITE CONTEXT AERIAL

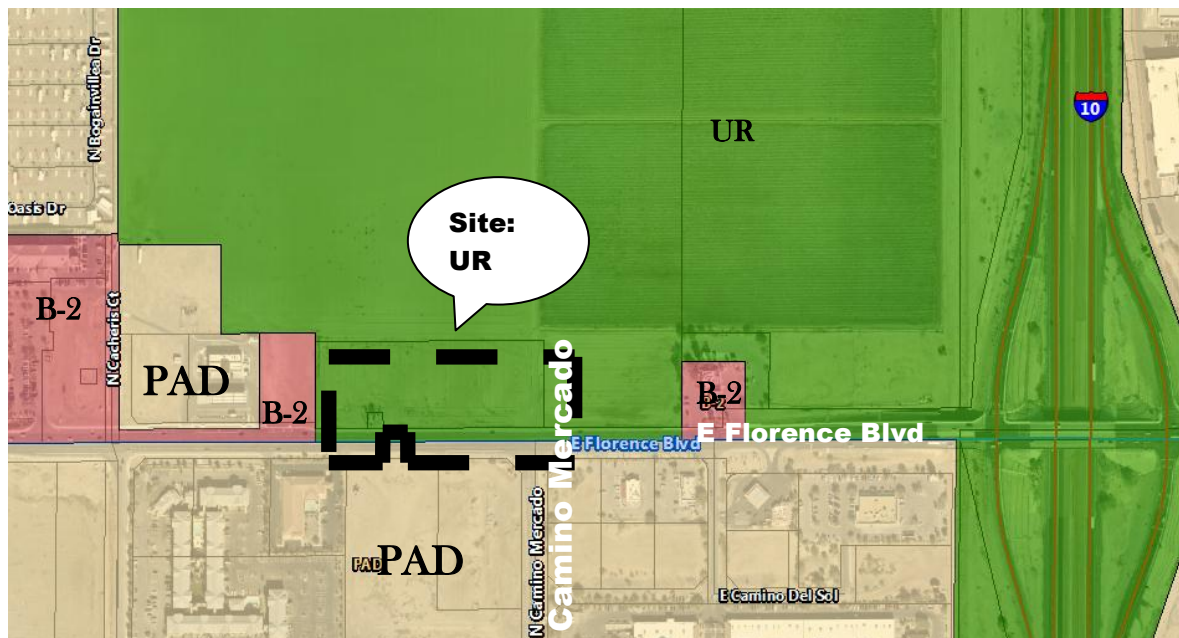


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|-------------------------|-----------------------------------|
| Site Area | 5.33 gross acres (3.72 net acres) |
| Current Land Use | Community Center (Undeveloped) |
| Existing Zoning | UR (Urban Ranch) |

Surrounding Land Use and Zoning

| Direction | General Plan 2020 Designation | Existing Zoning |
|--------------|--|-------------------------|
| North | <i>Commerce & Business</i> | UR (Urban Ranch) |
| East | <i>Commerce & Business</i> | UR (Urban Ranch) |
| South | <i>Community Center /Neighborhoods</i> | Casa Grande Mercado PAD |
| West | <i>Community Center</i> | B-2 (General Business) |

Existing zoning

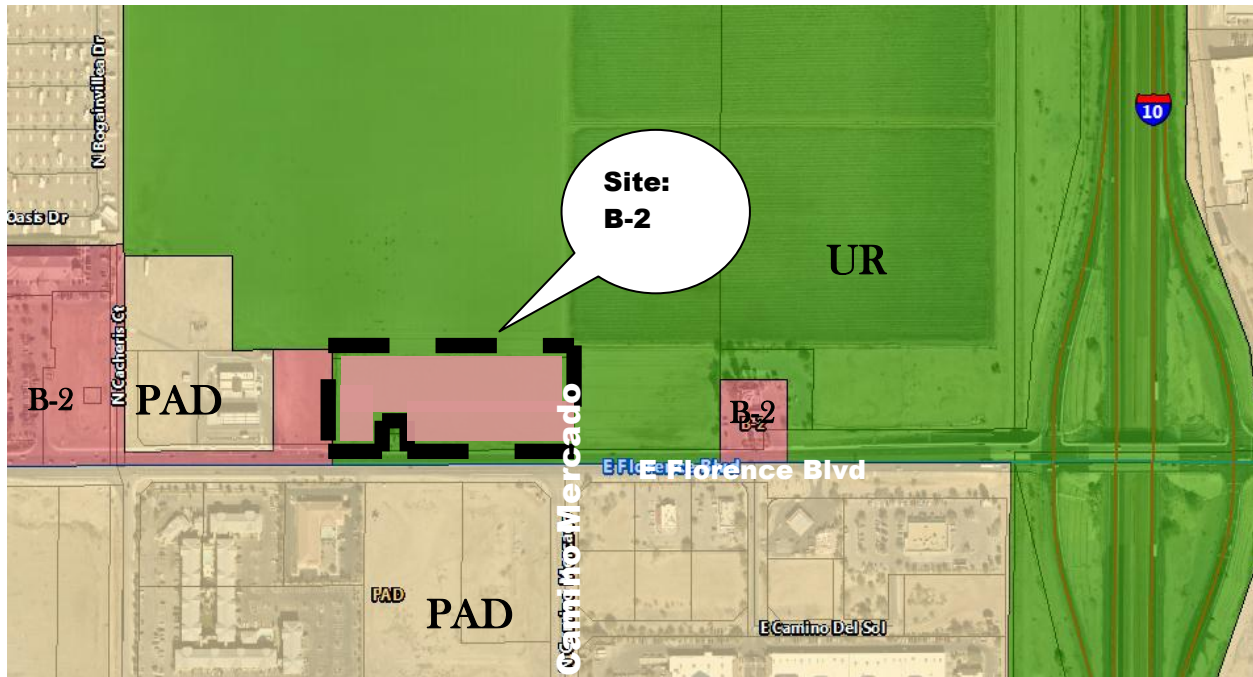


General Discussion:

The Applicant is requesting the approval of four applications, discussed in this report, to accommodate plans to construct a CST Corner Store (Exhibit A). The convenience store is planned to be 4,650 sq. ft. with seven fuel pumps beneath a 3,600 sq. ft. canopy, and a 1,064 sq. ft. auto wash. The first application is a request to rezone the property from UR to B-2 (Exhibit B). Subject to City Council approval for this zone change, approval of a Conditional Use Permit is requested to allow a convenience store with more than four gas pumps and an auto wash. Both a convenience store with more than four fuel pumps and an auto wash are conditionally permitted uses within the B-2 zone district. The third application is the Major Site Plan, detailing the location of buildings and other site features (Exhibit C). The fourth application is a preliminary plat placing this 5.33 gross-acre property into one 3.72-acre lot, dedicating additional right of way for E Florence Blvd and new right of way for Camino Mercado to extend north from Florence Blvd to the northern edge of the subject parcel (Exhibit D). Upon approval of the preliminary plat, a final plat will be submitted for review by City Council. There is a 1.85-acre area to the west of the proposed convenience store that is identified for future commercial development to be reviewed via separate Major Site Plan application in the future.

The City of Casa Grande entry sign along Florence is surrounded by this parcel and is not affected by these applications. It is zoned UR.

Proposed zoning



In considering applications for Zone Changes per City Code 17.68.480, the Planning and Zoning Commission shall consider the following:

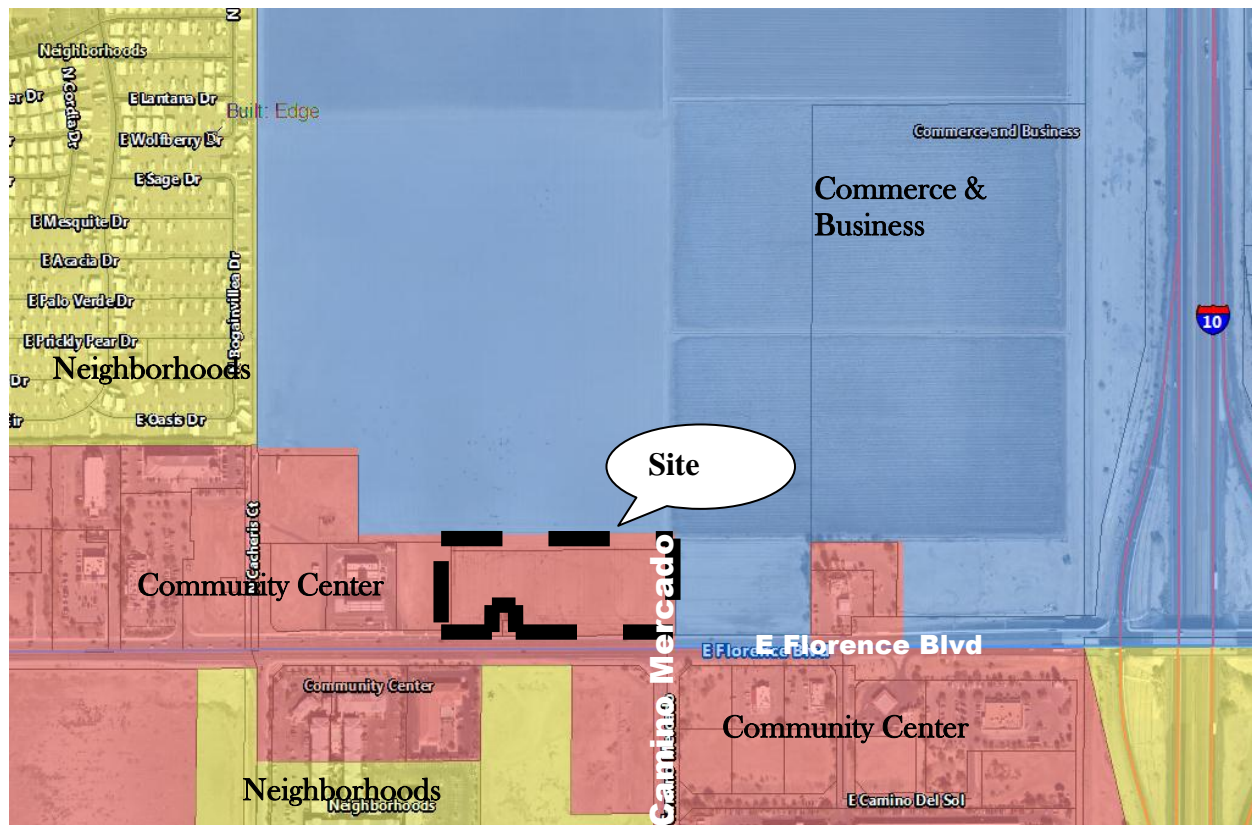
1. The action is consistent with the City's General Plan; including, the goals, policies and applicable elements.

- The requested rezoning is suitable at this location. The property is within the City's Community Center General Plan Land Use Designation and Community Center land use allows for B-2 zoning.
- The Major Site Plan does not propose a form that is typical to the Community Center designation. The form that the Community Center promotes is walkability and close relationship to the pedestrian environment. This area; however, is at the edge of the Community Center land use designation. The area proposed for the zone change leaves a 1.85-acre area for future development where Community Center form will be sought to transition from a Commerce and Business form to a denser urban form. The pedestrian environment is still being mitigated by establishing a new sidewalk along the new extension of Camino Mercado, and the buildings are cited at distances necessary to be compatible with Conditional Use Permit development standards. To ensure further compliance with the Community Center form of a pedestrian-friendly relationship to the site, staff is placing a condition of approval that free-standing signage for the site be kept at a less vehicular-scale, allowing for the maximum height of free-standing signage at 15 ft.

2. A rezoning conforms to the General Plan if it proposes land uses, densities or intensities within the range of identified uses, densities and intensities of the General Plan.

- The Community Center land use designation requires a density and intensity such that the scale and form of buildings shall be appropriate to their siting along roadway classification and abutting land uses.
- B-2 is designed to provide for low intensity, retail or service outlets which deal directly with the consumer for whom the goods or services are intended. The uses allowed provide goods and services on a community market scale and located in areas which are served by arterial street facilities.
- The Major Site plan along with the Conditional Use Permit required to approve the Major Site Plan (Exhibit C) propose citing of buildings at a scale and form appropriate for the adjacent roadway classification. E Florence Blvd is a major arterial road designed to be 140 ft. wide. At one-quarter mile from Interstate 10 the traffic and vehicular density will be such that the proposed use as a convenience store with fuel pumps and auto wash is compatible to intent and design of this area.

General Plan 2020 Map



3. The proposed zone change is necessary and proper at this time to meet the land

use needs of the residents of the city.

- Assuming all setbacks and other development standards are met through the approval of the Conditional Use Permit and Major Site Plan, a general-business use is proper due to its location near an urbanizing entryway into the City.

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| CONFORMANCE WITH CONDITIONAL USE PERMIT CRITERIA, DSA-14-00094 |
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The Planning and Zoning Commission, in approving a Conditional Use Permit, shall find as follows:

That the site for the proposed use is adequate in size and topography to accommodate the use, and all yards, spaces, walls and fences, parking, loading and landscaping are adequate to properly relate the use with the land and uses in the vicinity;

Staff finds that the proposed use is adequate in size and topography to accommodate this use. The proposed plan's setbacks, parking and landscaping are adequate in size and comply with the City's minimum requirements (Exhibit C). The development proposes to be developed around the City of Casa Grande Sign Property, which will not be affected by these land use applications. The Casa Grande sign property is zoned UR as is the property to the north and east. The development meets the 50 ft. setback as required by code from UR zoned properties.

That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;

The Applicant submitted a Traffic Impact Analysis (TIA) which analyzes the project's impact to the existing and anticipated traffic conditions. The TIA has been accepted by the Traffic Engineer with the condition that the northbound leg of existing Camino Mercado will operate at a level of service D or better. To meet both the applicant's and city's objectives, the preferred way to achieve this is the installation of a traffic signal at the Camino Mercado and Florence Blvd. intersection. Meetings regarding how to maintain this intersection at an acceptable level of service have occurred between staff and the applicant and it appears the preferred method is the installation of a traffic signal. A condition of approval is that prior to issuance of a Building Permit the applicant shall post with the City an amount equal to 25% of the cost of installation of a traffic signal at the Camino Mercado/Florence Blvd. intersection which has determined to be the applicant's proportional share based upon their traffic impact. The remainder of the signal will be paid for by the City utilizing Traffic Impact Fees. It is also a condition of approval that preliminary and final plat be approved to ensure the dedication of additional Florence right of way and Camino Mercado to ensure sufficient street access.

That the proposed use will have no adverse effect upon the abutting property;

No adverse effect upon abutting property is foreseen. The surrounding properties to the

north, east, and west are presently undeveloped. It is likely that as they develop, commercial uses will be proposed based on the vicinity to the Interstate and the General Plan land use designations of Community Center and Commerce and Business.

That the proposed use shall be in conformance with the General Plan;

As discussed within the *Conformance with Zone Change* Criteria, above, the designated land use per the General Plan for this site is *Community Center*. To help transition the development of this site to the pedestrian-friendly scale that Community Center is designed to achieve, it is a condition of approval that free-standing signage for this site be developed at a maximum height of 15 ft. This will balance the vehicular intensity adjacent to highway with the goal of a pedestrian environment that is sought within the Community Center land use designation.

That the conditions stated in the approval are deemed necessary to protect the public health, safety and general welfare.

The conditions of approval of this conditional use permit request are deemed necessary to ensure public health, safety and general welfare per the Conditional Use Permit Resolution DSA-14-00094 (Exhibit E).

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| CONFORMANCE WITH MAJOR SITE PLAN REVIEW CRITERIA, DSA-14-00027 |
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In accordance with Section 17.68.070 of the Zoning Code the Planning and Zoning Commission shall consider the following in review of Major Site Plan applications:

Relationship of the plan elements to conditions both on and off the property;

The proposed building and site is designed to be visually and functionally compatible with the surrounding existing and proposed development. The elevations proposed are comprised of modern block-face architecture (Exhibit F). The City of Casa Grande entry sign property is not considered a part of this development; however generous setbacks have been provided around the sign.

Conformance to the City's General Plan;

As discussed above, the proposed use is in conformance with its *Community Center* land use designation.

Conformance to the City's Zoning Ordinance;

The proposed development complies in terms of setbacks, building height, landscaping, and parking facilities complies with the site's proposed B-2 zoning development standards, subject to the approval of the Conditional Use Permit requested.

The impact of the plan on the existing and anticipated traffic and parking conditions;

The project's impact to the existing and anticipated traffic and parking conditions has been evaluated by the City Traffic Engineer. As discussed above, the condition of approval for the Conditional Use Permit and the Major Site Plan is that the northbound leg of existing Camino Mercado to operate at a level of service at a D or better. One way to achieve this is the placement of a traffic signal at Camino Mercado and Florence. The condition of approval associated with this is that prior to issuance of a Building Permit, the applicant shall post with the City a financial security in an amount equal to 25% of the cost of installation of a traffic signal at the Camino Mercado/Florence Blvd.

The adequacy of the plan with respect to land use;

The proposed plan is in compliance with the following applicable *Community Center* Land Use category provisions as set forth in the General Plan 2020:

Appropriate Zoning

- B-2, General Business, subject to the approval of the zone change by City Council

Infrastructure and Mobility

- Paved streets constructed to City standards and connected to the City-wide grid at key access points.
- Development that is connected to an approved water provider and City sewer.
- Services that are within this land use category meet or exceed City norms.
- Utilities that are provided underground.
- Bicycle parking is provided on the Major Site Plan

Spatial Form and Design

- A primary entrance to the building is connected by a sidewalk.

Pedestrian and vehicular ingress and egress;

Pedestrian access is provided by a proposed sidewalk along the west-side of Camino Mercado that connects to the site, as well as the existing sidewalk along Florence Blvd. A bicycle lane along Florence Blvd as well as bicycle parking provided on the site also promotes alternative transportation.

The site proposed three access points to the site. Two driveway entrances from Florence, and the third being a northern extension of Camino Mercado that the site will access at its eastern edge, on the west-side of Camino Mercado.

Building location and height;

The heights of the building all fall beneath the maximum height allowed within the B-2 zone district and are placed outside of the required setbacks as required by the B-2 zone district and for uses requiring a Conditional Use Permit.

| Building type | Required Setback | Provided Setback | Maximum Height | Building Height |
|-------------------|---|------------------|----------------|-----------------|
| Convenience store | • 35 ft. from front line | • 120 ft. | 35 ft. | 22 ft. |
| | • 15 ft. from rear line | • 65 ft. | | |
| | • 15 ft. aggregate from side line | • 442 ft. | | |
| | • 25 ft. from corner side | • 115 ft. | | |
| | • 45 ft. from residential | • 65 ft. | | |
| Fuel canopy | • 25 ft. from ROW | • 60 ft. | 35 ft. | 18 ft. |
| | • 40 ft. from non-street property line | • 187ft. | | |
| | • 100 ft. from any residential district | • 200 ft. | | |
| Auto Wash | • 35 ft. from front line | • 145 ft. | 35 ft. | 13.8 ft. |
| | • 15 ft. from rear line | • 85 ft. | | |
| | • 15 ft. aggregate from side line | • 325 ft. | | |
| | • 25 ft. from corner side | • 288 ft. | | |
| | • 50 ft. from residential | • 148 ft. | | |

Landscaping:

The site plan proposes a mixture of desert-friendly trees, shrubs, accent plants and ground cover throughout the site. There are two primary areas where landscaping gets calculated on sites: internal landscaping and street frontage landscaping. For internal landscaping, a minimum of two trees and five shrubs for every three parking spaces provided on the site is required. This site proposes 39 parking spaces. This means that 13 trees and 65 shrubs are required. In addition, street frontage landscaping requires one tree and three shrubs for every 30 ft. of street frontage. This lot has 977 ft. of street frontage, factoring in Florence Blvd and Camino Mercado. This means that 33 trees and 98 shrubs are required for street frontage landscaping. Totalling internal and street frontage landscaping, 46 trees and 163 shrubs are required on the site. The site meets this requirement by providing 48 trees and over 200 shrubs. Landscaping is proposed along the entire length of the site along Florence Blvd, although the western portion of the site remains for future development (Exhibit G).

Lighting:

All lighting will be sufficiently shielded in order to comply with the City's Light Control Ordinance.

Provisions for utilities:

The site may be serviced by the following utility providers:

- Sanitation Services (trash & sewer) - City of Casa Grande
- Water- Arizona Water Company
- Electricity- APS
- Gas- Southwest Gas
- Cox Cable
- Qwest Communications

Site drainage:

A preliminary drainage plan for the project was submitted and has been approved by City Engineering (Exhibit H).

Open space:

N/A

Loading and unloading areas:

The building is designed for deliveries to the convenience store to occur at the building's rear, away from street view. Fuel storage is beneath ground toward the front of the site behind a 3 ft. landscaping screen wall.

Grading:

A preliminary grading plan for this site has been approved by City Engineering (Exhibit H).

Signage:

Signage will be reviewed and approved with a separate sign permit application. Because an extension of Camino Mercado is proposed, this site will be on a corner lot and therefore be entitled to three free-standing signs. As an aforementioned condition of the Conditional Use Permit approval, staff imposes that the maximum sign height shall be 15 ft. for free-standing signs on the property.

Screening:

A 3 ft. block wall is proposed as part of the landscaping plan. Landscaping materials around the site provide code-compliant buffer from this site and adjacent properties.

Setbacks:

This has largely been discussed under "Building location and height", above, however the major site plan notes a future lot line between the proposed development and the adjacent phase to the west that will be developed at a later time. It is a conditional of approval that the site plan be modified to provide a 15 ft. separation between the proposed car wash and any delineation of this future lot to comply with the B-2 zoning side setback requirement.

Other Related Matters:**Elevations**

The proposed convenience store, canopy and auto wash proposes elevations using stucco and stone wainscoting of neutral brown colors (Exhibit F).

Refuse

Refuse will be stored within in an enclosure that meets City specifications as shown on the site plan.

Parking

The proposed use requires 22 parking spaces and 39 spaces have been provided on the plan ensuring for adequate parking availability.

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| PRELIMINARY PLAT REVIEW CRITERIA, DSA-14-00026 |
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In reviewing a preliminary plat, the following items are typically reviewed to assure adequacy with development regulations to ensure a platting configuration promotes efficiency and compliance with the City's General Plan:

- Lot size and dimensions
- Setbacks
- Accommodations for site features such as parking, and landscaping
- Drainage pattern
- Utility access
- Access to and adequacy of public roads

Through the review of the Major Site Plan and its associated reports, it's been determined that the proposed plat satisfies the above-listed preliminary plat review items. The preliminary plat shows a future property line dividing the proposed development from future development of to the west. As a condition of approval this either this future property line needs to be shifted an additional 5 ft. to the west or the proposed auto wash on the Major Site Plan needs to shift 5 ft. to the east to maintain a 15 ft. side setback requirement in the B-2 zone district.

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| PUBLIC NOTIFICATION/COMMENTS |
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Notification

Public hearing notification efforts for this request meet and exceed those requirements set out by City Code. They include:

- A notice was published in the Casa Grande Dispatch on June 16, 2014 for the July 1, 2014 Planning and Zoning Commission public hearing.
- Notice was mailed by the City of Casa Grande on June 17, 2014, fifteen days before the day of the hearing to each owner of property situated within 300 hundred feet of the subject property. The names and addresses of the owners were provided by the City of Casa Grande per Pinal County Ownership Data. An affidavit confirming this mailing was supplied by the City.
- A sign was posted by the Applicant on June 16, 2014 on the subject site. An affidavit confirming this posting has been supplied.

Inquiries/Comments

Staff has received one phone inquiry on this proposed development from a property owner to the southwest of the property, which is currently undeveloped. He expressed general support believing that this project could potentially spur development of other nearby parcels.

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| RECOMMENDED MOTION |
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Staff recommends approval of:

DSA-14-00026 - Zone Change

DSA-14-00094 - Conditional Use Permit subject to the following five conditions:

1. The conditional use permit is subject to City Council approval of the rezoning of this property from UR to B-2 per DSA-14-00026 and the passage of an ordinance to this effect.
2. Prior to issuance of a Building Permit the applicant shall post with the City an amount equal to 25% of the cost of installation of a traffic signal at the Camino Mercado/Florence Blvd. intersection.
3. Free-standing signage on the site be limited to a maximum height of 15 ft.
4. The Conditional Use Permit shall be maintained in accordance with the approved Major Site Plan.
5. A preliminary and final plat shall be approved prior to issuance of a building permit.

DSA-14-00028 - Major Site Plan subject to the following two conditions:

1. Major Site Plan is subject to the City Council's approval of the zone change
2. Modify the Major Site Plan to show a 15 ft. setback from the auto wash to the future property line of Phase 2.

DSA-14-00027 - Preliminary Plat

Exhibits

Exhibit A- Narrative
Exhibit B- Zone Map
Exhibit C- Major Site Plan
Exhibit D- Preliminary Plat
Exhibit E- Conditional Use Permit Resolution DSA-14-00094
Exhibit F- Elevations
Exhibit G- Landscaping
Exhibit H- Preliminary Grading and Drainage Plan

Exhibit A – Narrative



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P. 602.457.5757
F. 602.457.5755

April 7th, 2014

Mr. Jim Gagliardi
City Planner AICP
City of Casa Grande Planning Department
510 E Florence Blvd
Casa Grande, AZ 85122
(520) 421-8630 Ext 3010 office

RE: **MAJOR SITE PLAN SUBMITTAL**
ZONE CHANGE SUBMITTAL
PRELIMINARY PLAT SUBMITTAL
Proposed CST/Valero Facility
NWC Florence Blvd and Camino Mercado
Casa Grande, AZ

Dear Jim:

We are very pleased to be submitting for the proposed new CST/Valero facility at aforementioned location at existing vacant parcel.

I appreciate the time you forged me during our informal meeting back on 19th of February. We are ready to proceed full steam ahead with developing Phase I of existing parcel which will contain the CST/Valero Facility.

Per our informal meeting and Development Plan meeting, we are proceeding with Zone Change submittal (Urban Ranch to B2 General Business) of entire Parcel (Phase I & II), Preliminary Plat submittal and Major Site Plan submittal for CST/Valero (Phase I). We are proposing two curb cuts off of Florence Blvd, with decel lane into CST access. We are also proposing an on-site access drive between Florence access points. We also understand we are required to construct ½ Street improvements on Camino Mercado along property frontage which we are also proposing two access points.

We want to reiterate we are very pleased to be submitting to City of Casa Grande the proposed CST/Valero Facility. The facility will consist of a 4,650 sq.ft. convenience store, a 3,600 sq.ft. fuel canopy with 7 multi-product dispensers and a 1,064 sq.ft. car wash. We feel our proposed use and proposed layout will provide additional services to the local community.

Once again we are very excited to be joining the Casa Grande Community and look forward to working with you and your team

Please do not hesitate to contact us if you should have any questions and/or need any additional clarifications and or supplement information.

Sincerely,

Pedro McCracken DESIGN GROUP, INC.

A handwritten signature in dark ink, appearing to read 'Jesse Macias'.

Jesse Macias
Vice President
(480) 528-3136 cell
jmacias@pmdginc.com

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May 27th, 2014

Mr. Jim Gagliardi
City Planner AICP
City of Casa Grande Planning Department
510 E Florence Blvd
Casa Grande, AZ 85122
(520) 421-8630 Ext 3010 office

RE: CONDITIONAL USE PERMIT
Proposed CST/Valero Facility
NWC Florence Blvd and Camino Mercado
Casa Grande, AZ

Dear Jim:

We are pleased to be submitting for Conditional Use Permit for a car wash & fuel canopy with over 4 dispensers (7 dispensers proposed) for the proposed new CST/Valero facility at aforementioned location at existing vacant parcel.

I appreciate the time you forged me during our informal meeting back on 19th of February. We are ready to proceed full steam ahead with developing Phase I of existing parcel which will contain the CST/Valero Facility.

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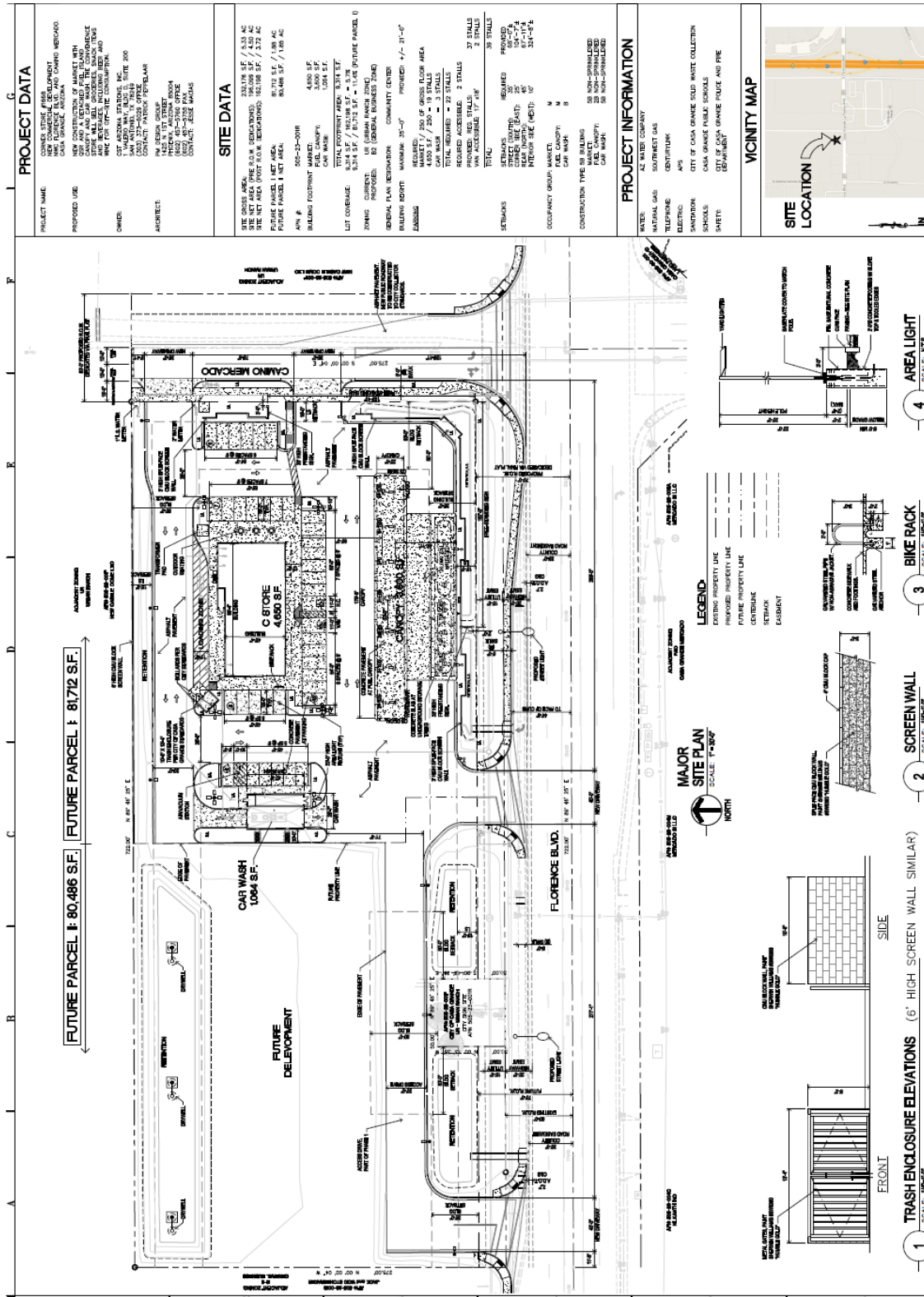
Office Locations

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www.pmdginc.com

| LINE | BEARING | LENGTH | LINE | BEARING | LENGTH |
|------|-----------------|-----------|------|-----------------|-----------|
| 1 | N 00° 00' 00" E | 50.00 (N) | 4 | N 89° 47' 32" W | 50.00 (N) |
| 2 | S 89° 47' 32" W | 50.00 (N) | 5 | S 00° 00' 00" E | 50.00 (R) |
| 3 | N 00° 00' 00" E | 50.00 (N) | 6 | N 89° 47' 32" W | 50.00 (N) |
| 4 | S 89° 47' 32" W | 50.00 (N) | 7 | S 00° 00' 00" E | 50.00 (R) |
| 5 | N 00° 00' 00" E | 50.00 (N) | 8 | N 89° 47' 32" W | 50.00 (N) |
| 6 | S 89° 47' 32" W | 50.00 (N) | 9 | S 00° 00' 00" E | 50.00 (R) |
| 7 | N 00° 00' 00" E | 50.00 (N) | 10 | N 89° 47' 32" W | 50.00 (N) |
| 8 | S 89° 47' 32" W | 50.00 (N) | 11 | S 00° 00' 00" E | 50.00 (R) |
| 9 | N 00° 00' 00" E | 50.00 (N) | 12 | N 89° 47' 32" W | 50.00 (N) |
| 10 | S 89° 47' 32" W | 50.00 (N) | 13 | S 00° 00' 00" E | 50.00 (R) |
| 11 | N 00° 00' 00" E | 50.00 (N) | 14 | N 89° 47' 32" W | 50.00 (N) |
| 12 | S 89° 47' 32" W | 50.00 (N) | 15 | S 00° 00' 00" E | 50.00 (R) |

| | | | |
|----------------------------|---------------------------------|------------|----------------------------|
| PROJECT NAME: | CORNER STORE #1668 | SITE DATA: | 232.176 / 5.33 AC |
| | NEW COMMERCIAL DEVELOPMENT | | 196.099 / 4.05 AC |
| OWNER: | CST ARIZONA STATIONS, INC. | APN: | 505-23-001R |
| | 1 VALERO WAY, BLDG D, SUITE 200 | | UR (URBAN RANCH ZONE) |
| CONTACT: PATRICK PEPPELAAR | SAN ANTONIO, TX 78249 | ZONING | B2 (GENERAL BUSINESS ZONE) |
| | (303) 373-6029 OFFICE | | VACANT |
| | | CURRENT: | COMMERCIAL/RETAIL |
| | | | |

| LINE | BEARING | LENGTH | LINE | BEARING | LENGTH |
|------|-----------------|-----------|------|-----------------|-----------|
| 1 | N 00° 00' 00" E | 50.00 (N) | 4 | N 89° 47' 32" W | 50.00 (N) |
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| 4 | S 89° 47' 32" W | 50.00 (N) | 7 | S 00° 00' 00" E | 50.00 (R) |
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| 12 | S 89° 47' 32" W | 50.00 (N) | 15 | S 00° 00' 00" E | 50.00 (R) |



[illegible]

Exhibit E - Resolution

RESOLUTION NO. DSA-14-00094

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION FOR THE CITY OF CASA GRANDE GRANTING A CONDITIONAL USE PERMIT FOR AN AUTOMOBILE WASHING ESTABLISHMENT AND CONVENIENCE STORE WITH MORE THAN FOUR GAS PUMPS WITHIN THE GENERAL BUSINESS (B-2) ZONE, LOCATED AT 2182 EAST FLORENCE BOULEVARD.

WHEREAS, applicant PM Design Group, has requested a conditional use permit;

WHEREAS, the conditional use permit is requested for an automobile washing establishment and a convenience store with more than four gas pumps for a proposed convenience store located at 2182 E. Florence Boulevard;

WHEREAS, the property will be zoned General Business (B-2), upon City Council approval for a zone change from Urban Ranch (UR) to B-2;

WHEREAS, an automobile wash and convenience store with more than four gas pumps are both conditionally permitted uses within the General Business (B-2) zoning district;

WHEREAS, on the 1st day of July 2014, the Planning and Zoning Commission of the City of Casa Grande held a public hearing regarding the request for the conditional use permit;

WHEREAS, the Planning and Zoning Commission of the City of Casa Grande considered all public comments made at said hearing; and

WHEREAS, the Planning and Zoning Commission of the City of Casa Grande has determined that the proposed uses would be appropriate for the location proposed, subject to the conditions set forth in this Resolution;

NOW THEREFORE, BE IT RESOLVED by the Planning and Zoning Commission of the City of Casa Grande, Arizona, as follows:

1. The Planning and Zoning Commission of the City of Casa Grande makes the following findings:

- a. The site for the proposed uses are adequate in size and topography to accommodate the uses, and all yards, spaces, walls and fences, parking, loading and landscaping is adequate to properly relate the uses with the land and the uses in the vicinity;

- b. The site for the proposed uses relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;
- c. The proposed uses will have no adverse effect upon the abutting property;
- d. The proposed uses are in conformance with the General Plan; and
- e. The conditions stated in this approval are necessary to protect the health, safety and general welfare.

2. The Planning and Zoning Commission of the City of Casa Grande approves the conditional use permit by the Applicant subject to the following specific conditions:

- a. The conditional use permit is subject to City Council approval of the rezoning of this property from UR to B-2 per DSA-14-00026 and the passage of an ordinance to this effect.
- b. Prior to issuance of a Building Permit the applicant shall post with the City an amount equal to 25% of the cost of installation of a traffic signal at the Camino Mercado/Florence Blvd. intersection.
- c. Free-standing signage on the site be limited to a maximum height of 15 ft.
- d. The Conditional Use Permit shall be maintained in accordance with the approved Major Site Plan.
- e. A preliminary and final plat shall be approved prior to issuance of a building permit.

3. The Planning and Zoning Commission of the City of Casa Grande approves the conditional use permit request by the Applicant subject to the following general conditions:

- a. The right to a use and occupancy permit shall be contingent upon the fulfillment of all general and special conditions imposed by the conditional use permit procedure.
- b. That the special conditions shall constitute restrictions running with the land and shall be binding upon the owner of the land, his successors and assigns.
- c. That all conditions specifically stated under any conditional use listed in this chapter shall apply and be adhered to by the owner of the land, his successors or assigns.
- d. That the special condition shall be consented to in writing by the applicant.

- e. That the resolution granting the application, together with all consent forms, shall be recorded by the county recorder.

PASSED AND ADOPTED by the Planning and Zoning Commission of the City of Casa Grande, Arizona, this ____ day of _____, 2014.

P & Z Commission Chairman

Planning & Development Director

ATTEST:

APPROVED AS TO FORM:

City Clerk

Assistant City Attorney

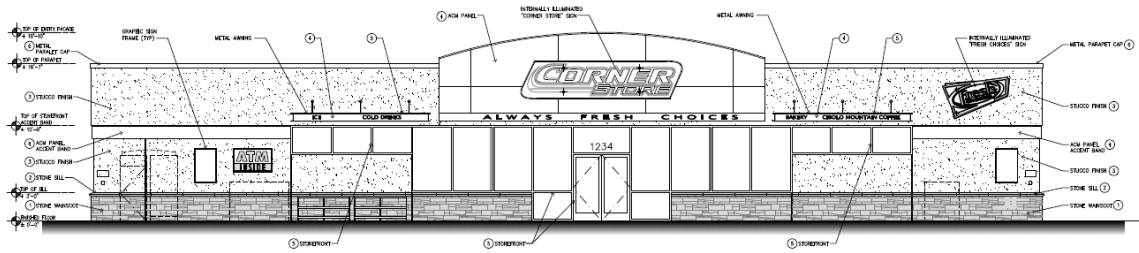
APPLICANT and OWNER'S CONSENT TO THE SPECIAL CONDITIONS

The applicant and owner, hereby consent to the special conditions as enumerated above in Section 2 as they relate to this request for a conditional use permit for a Commercial Recreation use at 1156 E Florence Blvd Suite 104, Casa Grande, AZ.

Jesse Macias, PM Design Group
Applicant

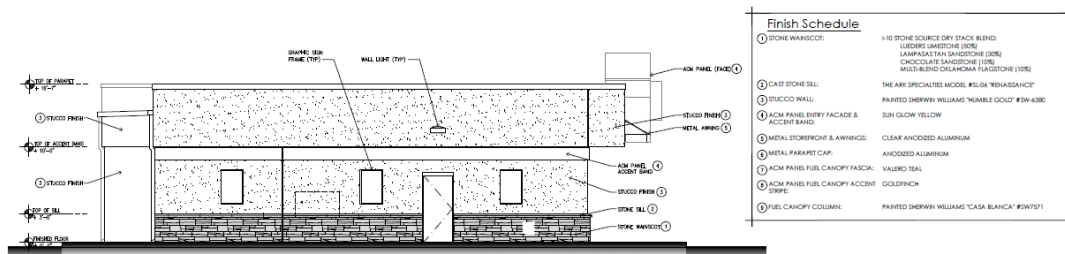
Patrick Peppelaar for CST Arizona Stations, Inc.
Owner

Exhibit F - Elevations



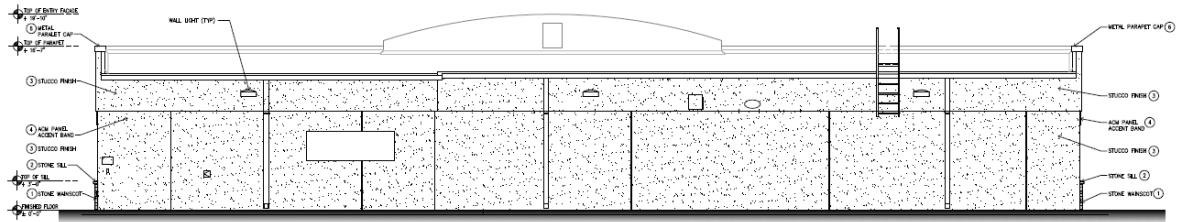
South C-Store Elevation

SCALE: 1/4"=1'-0"



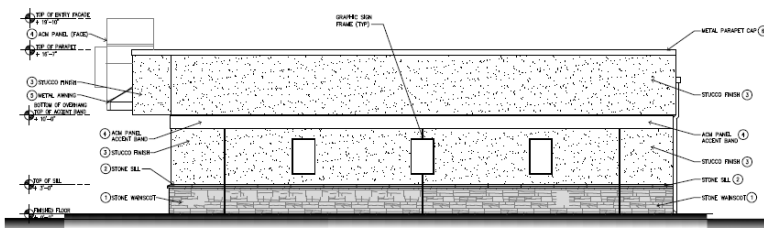
West C-Store Elevation

SCALE: 1/4"=1'-0"



North C-Store Elevation

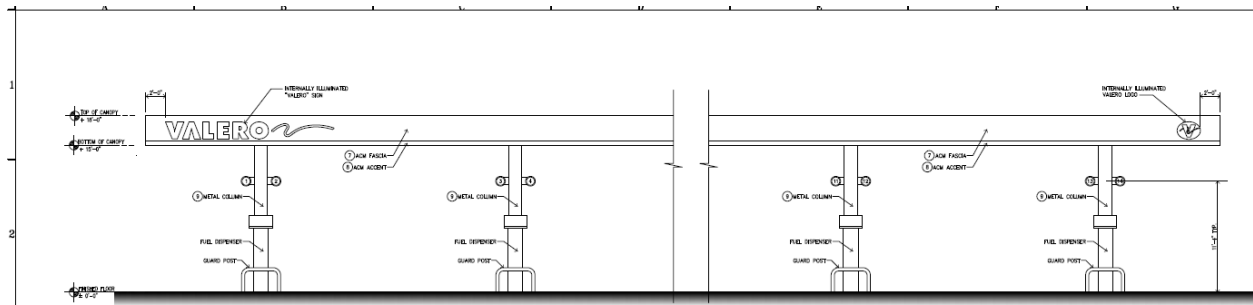
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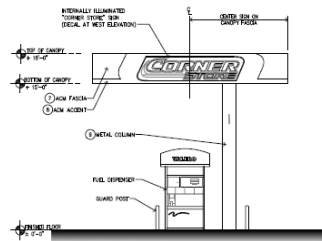
East C-Store Elevation

SCALE: 1/4"=1'-0"

| Finish Schedule | |
|---|--|
| ① STONE MASONRY: | 1-18 STONE SOURCE DRY STACK BLIND; LUDERS LIMESTONE (100%); LAMPASAS TAN SANDSTONE (20%); CHOCOLATE SANDSTONE (10%); MUST-BLEND CALANCHAMA FLAGSTONE (10%) |
| ② CAST STONE SILL: | THE ARK SPECIALTIES MODEL #BL-04 "IRONBANDANCE" |
| ③ STUCCO WALL: | PAINTED SHERWIN WILLIAMS "HUMBLE GOLD" #SWH-6380 |
| ④ ACM PANEL ENTRY FACADE & ACCENT BAND: | SUN GLOW YELLOW |
| ⑤ METAL STOREFRONT & AWNINGS: | CLEAR ANODIZED ALUMINUM |
| ⑥ METAL PARAPET CAP: | ANODIZED ALUMINUM |
| ⑦ ACM PANEL FUEL CANOPY FASCIA: | VALERO TEAL |
| ⑧ ACM PANEL FUEL CANOPY ACCENT STRIPS: | GOLDFINCH |
| ⑨ FUEL CANOPY COLUMN: | PAINTED SHERWIN WILLIAMS "CASA BLANCA" #SW7571 |

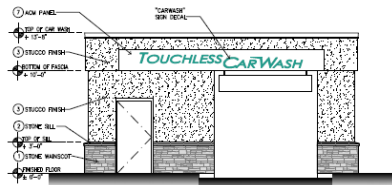


South Canopy Elevation
SCALE: 1/4\"/>

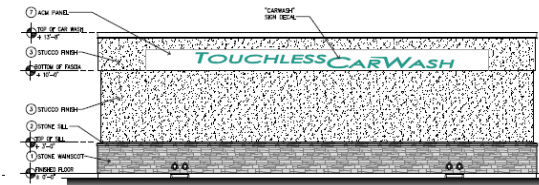


East Canopy Elevation
SCALE: 1/4\"/>

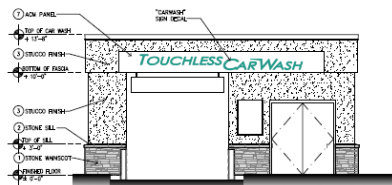
| Finish Schedule | |
|--|---|
| ① STONE MANSICOT | 1:10 STONE SOURCE DRY STACK BLEND: LUDERS LIMESTONE (50%) LAMPASATAN SANDSTONE (30%) CHOCOLATE SANDSTONE (10%) MULTI-BLEND OKLAHOMA FLAGSTONE (10%) |
| ② CAST STONE SILL | THE AIR SPECIALTIES MODEL #S-04 "RENAISSANCE" |
| ③ STUCCO WALL | PAINTED SHERWIN WILLIAMS "MIMBLE GOLD" #SW-6380 |
| ④ ACM PANEL ENTRY FACADE & ACCENT BAND | SUN GLOW YELLOW |
| ⑤ METAL STOREFRONT & AWNING | CLEAR ANODIZED ALUMINUM |
| ⑥ METAL PARAPET CAP | ANODIZED ALUMINUM |
| ⑦ ACM PANEL FUEL CANOPY FASCIA | VALERO TEAL |
| ⑧ ACM PANEL FUEL CANOPY ACCENT STRIPE | GOLDPINK |
| ⑨ FUEL CANOPY COLUMN | PAINTED SHERWIN WILLIAMS "CASA BLANCA" #SW7571 |



North Car Wash Elevation
SCALE: 1/4\"/>

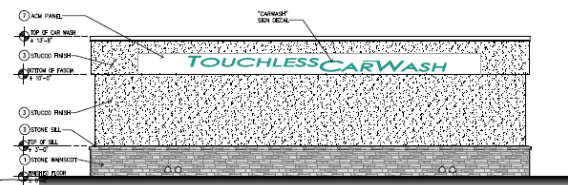


East Car Wash Elevation
SCALE: 1/4\"/>



South Car Wash Elevation
SCALE: 1/4\"/>

| Finish Schedule | |
|--|---|
| ① STONE MANSICOT | 1:10 STONE SOURCE DRY STACK BLEND: LUDERS LIMESTONE (50%) LAMPASATAN SANDSTONE (30%) CHOCOLATE SANDSTONE (10%) MULTI-BLEND OKLAHOMA FLAGSTONE (10%) |
| ② CAST STONE SILL | THE AIR SPECIALTIES MODEL #S-04 "RENAISSANCE" |
| ③ STUCCO WALL | PAINTED SHERWIN WILLIAMS "MIMBLE GOLD" #SW-6380 |
| ④ ACM PANEL ENTRY FACADE & ACCENT BAND | SUN GLOW YELLOW |
| ⑤ METAL STOREFRONT & AWNING | CLEAR ANODIZED ALUMINUM |
| ⑥ METAL PARAPET CAP | ANODIZED ALUMINUM |
| ⑦ ACM PANEL FUEL CANOPY FASCIA | VALERO TEAL |
| ⑧ ACM PANEL FUEL CANOPY ACCENT STRIPE | GOLDPINK |
| ⑨ FUEL CANOPY COLUMN | PAINTED SHERWIN WILLIAMS "CASA BLANCA" #SW7571 |



North Car Wash Elevation
SCALE: 1/4\"/>

Exhibit G - Landscaping

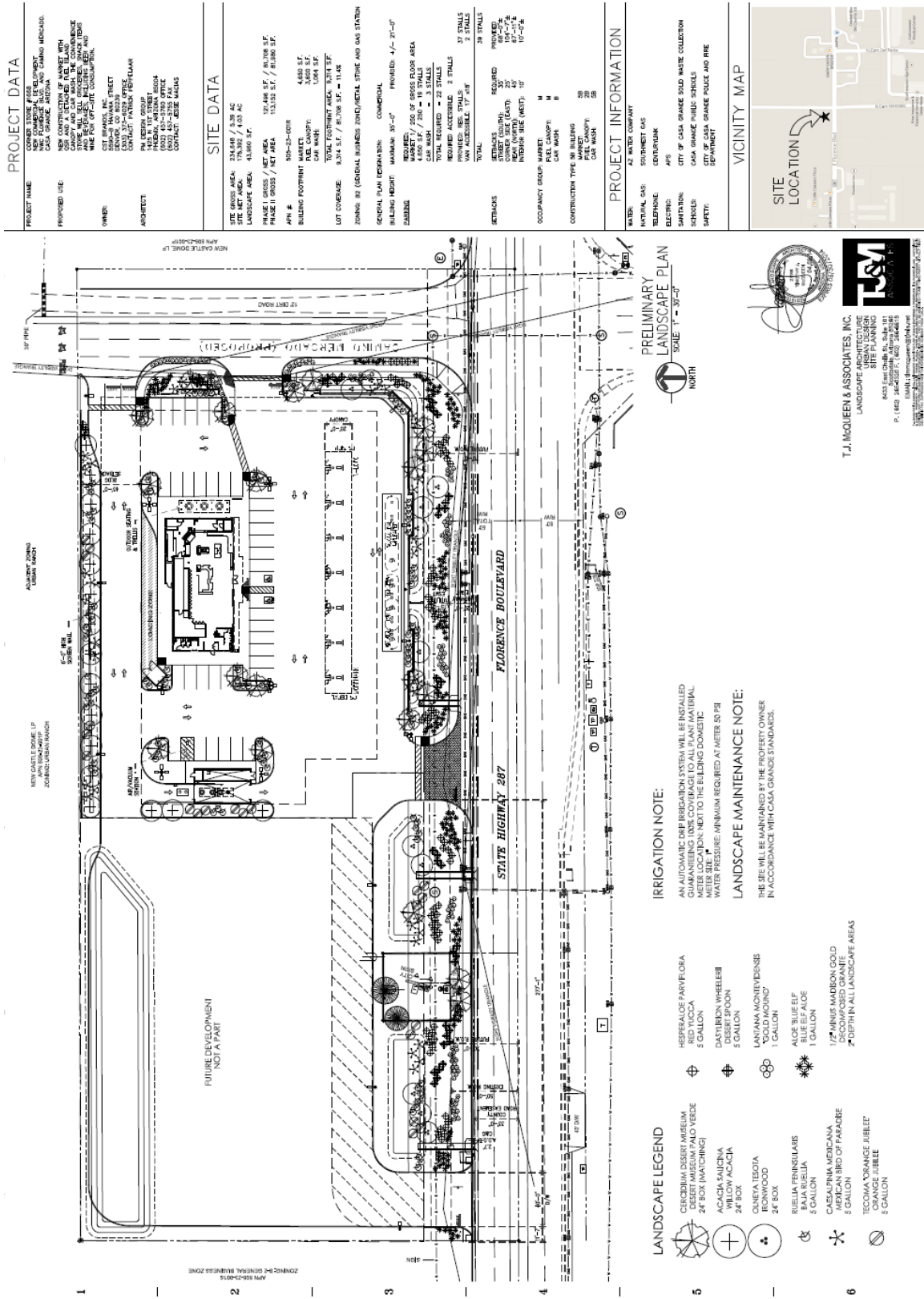


Exhibit H – Preliminary Grading and Drainage Plan

